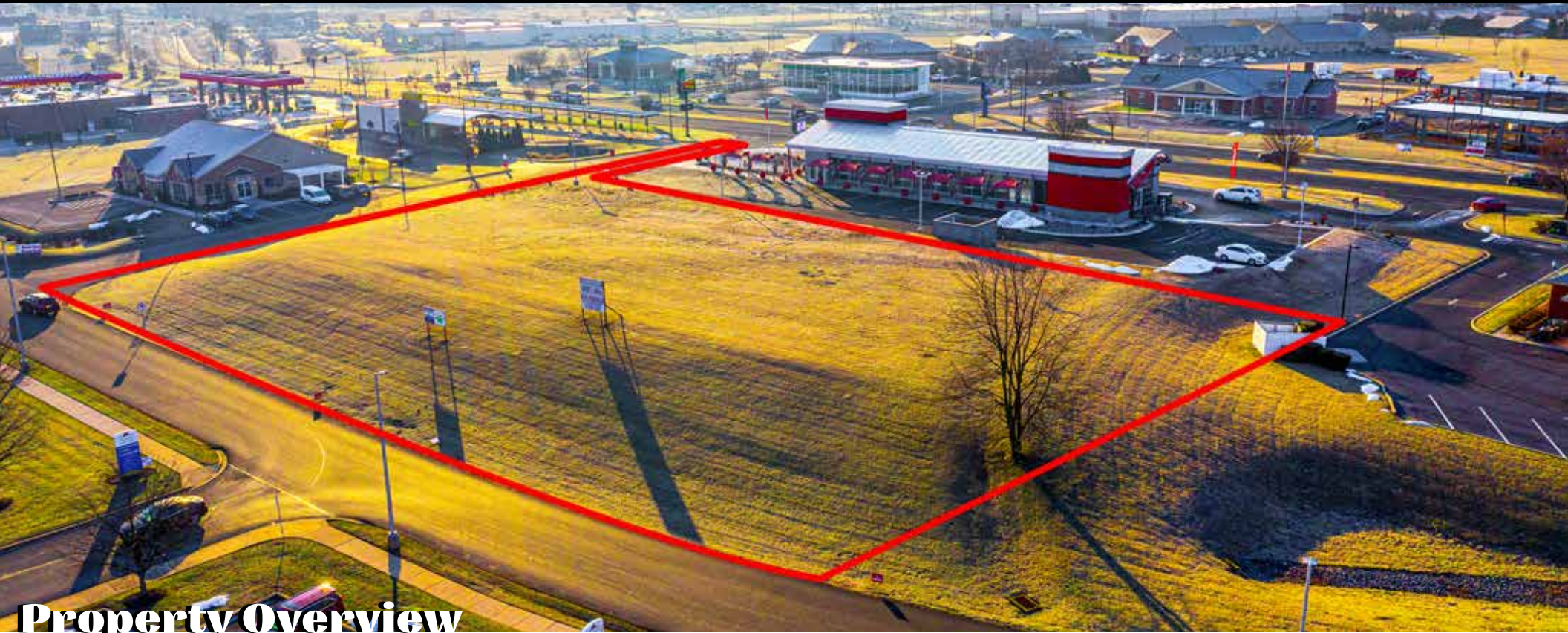


# 0 Norland Ave | Chambersburg, PA 17202

± 1.54 Acres Available

## Available For Sale



### Property Overview

**Norland Avenue** is a 1.54 acre, commercially zoned vacant piece of land located in Chambersburg, PA. The site sits near traffic generating developments, such as Chambersburg Crossings, Gateway Center, and Gateway Plaza. The parcel is situated adjacent to a brand new Tommy's Express Car Wash and is open to a variety of uses including, but not limited to retail, service, medical, and financial.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	33,563	53,289	65,564
TOTAL EMPLOYEES	25,992	31,882	33,469
AVERAGE HH	\$75,235	\$81,199	\$81,076
TOTAL HOUSEHOLDS	14,151	22,141	27,084

TRAFFIC COUNTS: **Norland Ave** - ±18,000 VPD

**BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE**  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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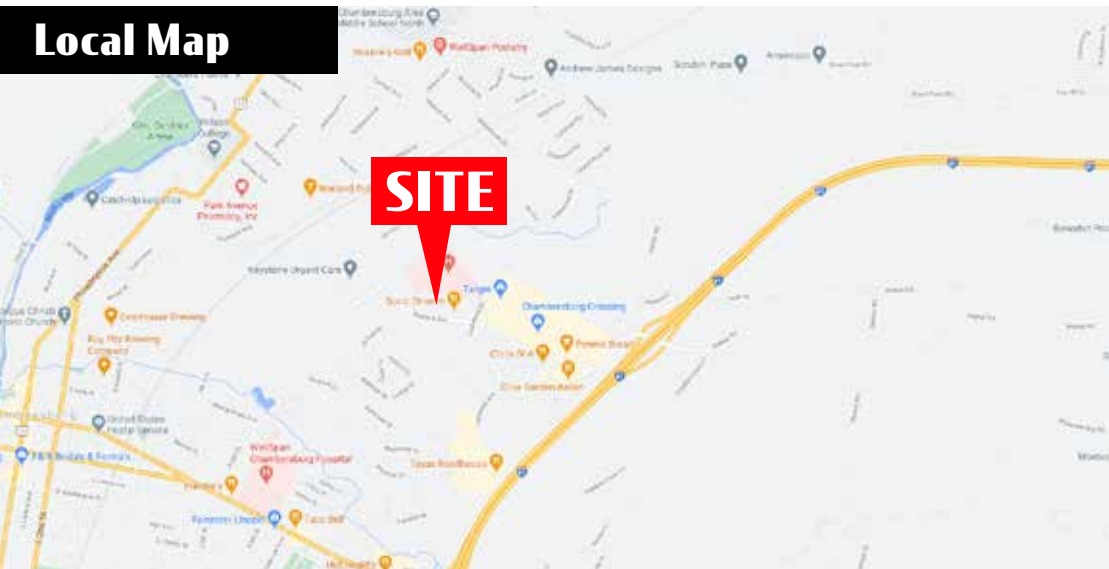
## Location

Norland Avenue is well positioned in the Chambersburg market. The project sits within minutes of major highway I-81 (61,232 VPD), pulling traffic from multiple market points. Large developments such as Chambersburg Crossings, Gateway Center, and Gateway Plaza, among many others, lead the market in this area. The parcel has convenient access from Norland Avenue and is surrounded by national retailers such as Target, Giant Food, Aldi, and Starbucks, just to name a few. A trade area that extends over 7 miles allows the site to pull traffic from multiple markets.

## Trade Area

Adding to the stability of the project, Norland Avenue shows a 20-minute drive time demographic of over 74,409 people with household in-comes more than \$76,328 and daytime employment demographics equally as strong with 60,354. The demographics within a 10-mile radius include 91,003 people in 37,501 homes, a labor force of 73,816 with an average household income of \$75,967. The areas growth since 2000 has increased 20.8% with over 7,827 homes.

## Local Map



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## MARKET AERIAL



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